

The Altavista Planning Commission held a regularly scheduled meeting on Monday, April 4, 2011 at 5:00PM in the Council Chambers.

Members present	Jerry Barbee, Chairman
	Bill Ferguson
	Laney Thompson
	Tim Wagner
	John Woodson
Also present	Cheryl Dudley
	Dan Witt

The agenda was reviewed and approved as presented. A motion was made by Mr. Ferguson and seconded by Mr. Woodson. All members were in favor with none opposing.

The minutes from the February 28, 2011 were reviewed and approved with corrections. A motion was made by Mr. Wagner and seconded by Mrs. Thompson. All members were in favor with none opposing.

Mr. Witt provided an update on upcoming Town Council public hearing for the amendment to the VEPCO SUP. He stated that he and Mr. Coggsdale met with the VEPCO and the consultants, AECOM, to review the traffic study. The study will be provided to the members of the TC along with responses to concerns that some of the Council members have. Mr. Witt stated he could present the recommendation from the PC if Chairman Barbee preferred him to do so. Chairman Barbee indicated that he would present the recommendation.

The next item on the agenda was the update for the zoning rewrite. Mr. Witt discussed a couple of new issues that had not been previously discussed. First, Mr. Dale Moore has filled out an application to the BZA with a request for a variance. Mr. Moore wants to add outside dining to the area in front of his Main Street Emporium, which is partially on the VDOT right of way. Mr. Witt asked the PC if they thought outside dining was a good idea within the CBD and all of the members were in favor of the idea. Mr. Witt indicated that he'd asked Mr. Baka to research this and he recommended that Mr. Witt check with the Town's VDOT resident engineer. Mr. Baka suggested that having dining in a public right of way might not be permitted. Mr. Witt stated that VDOT has been contacted and they would have to approve the request. He asked if the PC had any suggestions for regulating such a use. Mr. Barbee stated that he thought it was a good idea but there needed to be some standards set up to follow and apply. He asked Mr. Witt to have Mr. Baka look into how other localities regulate this.

The next new item Mr. Witt presented was also unique. He stated that Leonard USA, requested permission to have a display of prebuilt buildings on the lot in front of the AVFC at the corner of Main Street and 7th Street. The Covington Company owns the property has issued a 3 month lease to Leonard USA. The current ordinance does not address such a display because staff considers the use to be off-premises advertising, which is prohibited. Mr. Witt told Leonard USA that they would need to have sales person on site and purchase a town business licenses to be in compliance with the code. The use

would then be retail sales. Mr. Baka suggested that they be required to apply for an SUP when this 3 month lease is up.

The next item was the title for the R2 zoning district. After much discussion the PC decided that they didn't like the term Neighborhood Residential for the R2 zoning district and wanted to change it to Multi-Family Residential. Mr. Witt asked Mr. Baka about the name change and he recommended the name be changed to Medium Density Residential District. Mr. Baka suggested that Medium Density Residential District flows with the Future Land Use Map and the other residential zoning districts.

The next item, staff asked that the PC consider recreational vehicle sales and services require a SUP and they agreed.

Mr. Witt brought up the Phase I & II environmental studies. Mr. Baka suggested that Mr. Witt talk to the Public Works Director and see if he thinks they are necessary, because he, the PW Director, would have to be the one to review them. The PC thinks that would be too much responsibility placed on the PW Director and may turn away possible development.

The Future Land Use Map was looked at by the PC in reference to the rezoning of different groups of parcels in the Town, i.e. 500 block of 8th Street behind Town Hall, a section of 9th Street off Bedford Avenue and then sections of 5th and 3rd Street that were zoned M1, which in the new ordinance does not exist. There will be separate public hearings for each 'group' of parcels that are being rezoned. Three public hearings will be scheduled for the May PC meeting.

The meeting was adjourned at 6:00PM

Jerry Barbee, Chairman

Dan Witt, Assistant Town Manager